

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Municipal Administration and Urban Development Department - Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential Use to Commercial Use in T.S.No.1036 of Waltair Ward, Visakhapatnam District to an extent of 591.89 Sq. Mtrs. – Draft Variation – Confirmed – Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT**

**G.O.MS.No. 144**

**Dated: 20.08.2014.**

**Read the following:-**

1. G.O.Ms.No.345, M.A. & U.D. (H2) Dept., dt.30.06.2006.
2. From the VC, VUDA Lr.Rc.No.5701/2013/L4, dt.18.12.2013.
3. Govt. Memo.No.11411/I2/2011, MA&UD (I2) Dept., dated:30.06.2012.
4. Govt. Memo.No.27444/H2/2013, MA&UD (H2) Dept., Dated:10.02.2014.
5. The A.P. Gazette No.58, Part-I, Dated:13.02.2014.
6. From the VC, VUDA, VSP., Lr.Rc.No.5701/2013/L4, Dated:15.04.2014.

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**ORDER :-**

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345 MA, dated: 30.06.2006 was issued in the Government Memo 4<sup>th</sup> read above and published in the Extraordinary issue of Andhra Pradesh Gazette No.58, Part-I, dated:13.02.2014 in the reference 5<sup>th</sup> read above. In the reference 6<sup>th</sup> read above, the Vice Chairman, Visakhapatnam Urban Development Authority has reported that, a paper notification has been issued on 25.02.2014 in two Daily News Papers of the Hindu & Eenadu calling objections and no objections have been received within the stipulated period and also reported that the applicant has paid an amount of Rs. 73,986/- towards conversion charges and Rs.22,042/- towards 33% additional payment of conversion charges as penalty. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. D. SAMBASIVA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Hyderabad.

The Vice Chairman,

Visakhapatnam Urban Development Authority, Visakhapatnam.

**Copy to:**

The applicant through Vice Chairman,

Visakhapatnam Urban Development Authority, Visakhapatnam.

The Commissioner,

Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

The Special Officer & Competent Authority,

Urban Land Ceiling, Visakhapatnam.

The District Collector, Visakhapatnam District, Visakhapatnam.

**// FORWARDED :: BY :: ORDER //**

**SECTION OFFICER**

(P.T.O.)

### **NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Master Plan for Visakhapatnam, the same have been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.58, Part-I, dt.13.02.2014 as required by sub-section (3) of the said section.

### **VARIATION**

The site falling in T.S.No.1036 of Waltair Ward, Visakhapatnam Urban (M), Visakhapatnam District to an extent of 537.31 Sq. Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345, Municipal Administration and Urban Development (H2) Department, dt.30.06.2006 is now proposed to be designated as Commercial Use by variation of change of land use, as the proposed site is surrounded by Visakhapatnam Urban Development Authority Commercial development, subject to imposing 33% additional payment of Conversion charges as penalty for using the site for commercial purpose and this Change of Land Use approval does not mean that the existing building already constructed in the site is regularized, as shown in Map No.26/2013, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges and 33% additional payment of conversion charges as penalty for use the site for commercial use by constructing building and using it for commercial use to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. That the applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.
3. That the applicant shall obtain permission for commercial building complying to the parking norms.
4. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation and Visakhapatnam Urban Development Authority as per rules in force.
5. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. After approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to Visakhapatnam Urban Development Authority.

8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

- North : Existing 70 feet wide VIP road proposed to 80 feet wide Master Plan Road.
- East : Existing Apartment Building bearing D.No.9-14-14 in T.S.No.1036/P of Waltair Ward.
- South : Existing Apartment Building bearing D.No.9-14-15/A in T.S.No.1036/P of Waltair Ward.
- West : Existing Apartment Building bearing D.No.9-14-16 in T.S.No.1036/P of Waltair Ward.

**Dr. D. SAMBASIVA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**